

01604 60 40 50 www.chowncommercial.co.uk

Chartered Surveyors and Commercial Property Consultants

TO LET

Unit 4 Gold Street Mews 47 Gold Street Northampton NN1 1RA

LOCATION

Gold Street Mews is an established Town Centre location for small retail shops, providing excellent starter units.

DESCRIPTION

Set within a building which has a pleasant, listed façade the units attract a good mixture of retailers giving a speciality development of small shops very close to the Town Centre. There are a variety of small businesses within The Mews.

Unit 4 277 Sq. Ft. (25.7 m²)

THE LEASE

The Lease will be identical to the other Mews Shops and will be on a full repairing and insuring basis. There is a Service Charge, which administers the common expenditure, water rates and lighting of the common parts, at present it stands at £544.44 per quarter. The annual Building Insurance cost is divided between all the Units and each Tenant is responsible for this additional payment. The Annual Insurance payment for each tenant for November 2023 to November 2024, was £303.17.

Rent: £3,800 pa



BUSINESS RATES

The property maybe subject to Small Business Rates Relief and any interested party would need to check with the Northampton Borough Council, Business Rates Department

<u>COSTS</u>

Each party will bear their own legal costs incurred in connection with this transaction.

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

VIEWING

Strictly by prior appointment with the Sole Agent:

CHOWN COMMERCIAL SIMON CHOWN 01604 604050 spc@chowncommercial.co.uk



These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responses of an be accepted or any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents they are, given notice that: (i) the particulars are set out as a genera only for guidance of intending purchasers or lessees, and do not constitute part of, an offer of contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and do not constitute part of, an offer of contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of

